

HULMEVILLE BOROUGH COUNCIL
Meeting Minutes
May 3, 2021

The regular monthly meeting of the Hulmeville Borough Council was held on the above date via Zoom. This meeting was advertised in the Courier Times, notice was posted at the Borough Hall and on the Borough website.

Roll call was taken by Mr. Wheeler

Councilmembers Present

Thomas Wheeler, President
Dan Mandolesi, Vice President
Doug Edge
Doug Harris
Judy Coleman
Nicholas Toth

Staff in Attendance

Robert DeBias, Solicitor
John Baran, Chief
Mayor Debbie Mahon
Secretary Dorothy Omietanski
Diane McKairnes, Treasurer
William Wheeler, Fire Marshall
Kurt Ludwig, Water & Sewer President

Councilmembers Absent: Nick Lodise

Councilmembers Late to Arrive: none

Staff Absent: none

Guests in Attendance: Scott Nem, Sean Nagy, Tricia Boyle, Marce Heald, Donna Lehmann, Court Stenographer, Pat Slater, Kim Carroll and Sandy Carroll

Call to Order: Mr. Wheeler called the meeting to order at 7:32 pm; all those present joined in the Pledge of Allegiance.

Mr. Wheeler Stated:

We are holding this meeting pursuant to Act 15 of 2020, and as a result of the Emergency Declaration issued by Governor Wolf. This meeting was duly advertised in the Courier Times, and by a notice posted at the Borough Hall. A recording of this meeting and a preliminary draft of the minutes will be placed on the Borough Website.

Minutes:

**Motion made by Mr. Mandolesi seconded by Mr. Harris to approve the minutes of April 5 and 20, 2021 with one minor edit (page 9) correction to spelling Cimino warehouse; Motion passed with all in favor
5-0-0.**

Doug Edge arrived 7:38 pm

Mayors Statement:

As Pennsylvania goes into a reopening phase, I encourage everyone to consider your options with getting the vaccine. As mentioned in past meetings, you can visit the Bucks County Department of Health's web-site or Governor Tom Wolf's for more information. I continue to strongly encourage everyone to respect social distancing, wearing masks, and washing hands as the latter should be a way of life.

I thank everyone for their help with the April 24th Playground and Soccer Field clean-up. Community involvement is a positive way to help within your town.

The Drug-take-back was also another success. Hulmeville Borough Police Department collected 18 lbs. and Chief Baran will highlight other county numbers from that day.

The next community events are the plant give-a-way on May 15th, 12 noon in the William Penn Fire Company Parking lot hosted by the Stormwater Committee. On May 29th - the 9:00 am Parade organized by the Penndel Hulmeville Memorial Day Parade Committee; the 2:00 memorial service at Memorial Park organized by the Historical Society; and the 3:00 pm Picnic on the Soccer Field hosted by the 150th Committee. Please remember that Memorial Day is a time to honor the fallen active service men and women from all branches of our military.

I hope to see you at one of our many events.

Application for Subdivision 111 Green Street:

- Mr. DeBias reopened the records for a minor subdivision, T.M.P. #16-001-059 and # 16-001-059-001 of applicant S & G Nem Associates LLC. Tonight, applicant is represented by the property owner Scott Nem. The previous meeting was advertised and the adjourning landowners were notified by mail regarding the meeting. Tonight, council needs to review the last document, that was not available at the last meeting, from the Buck County Planning Commission.
 - Swearing In – Mr. Nem was sworn in by Donna Lehmann, Court Stenographer.
 - Bucks County Planning Commission (BCPC) Report – Mr. DeBias reviewed the review of the minor plan submitted by BCPC dated April 28, 2021, to confirm that the applicant will satisfy the requirements of the BCPC and Gilmore Associates review letter which are part of the record of the hearing. Mr. DeBias confirmed with Mr. Nem that he received a copy of the BCPC report, and has reviewed the document. Mr. DeBias also confirmed that the waivers listed in the document are consistent with the April 5, 2021 meeting review of the Gilmore report.
1. Requested waivers—The site plan indicates that the applicant is requesting waivers from the following subdivision and land development ordinance (SALDO) requirements:

Section 22-703.1.A. from providing plans at the scale of 1-inch equals 50 feet, or 1-inch equals 100 feet BCPC #12607 2 April 28, 2021;

Section 22-703.3.E. from providing a natural resource encroachment map;
Section 22-505.1. from widening the right-of-way and cartway and providing curbs and sidewalks;
Section 22-505.2. from right-of-way and cartway widening;
Section 22-515.1. from providing curbs along streets;
Section 22-517. from providing a sidewalk;
Section 22-604.4. from providing street improvements;
Section 22-606. from adding streetlights;
Section 22-620. from constructing a community area;
Section 22-703.1.A. from providing plans at the scale of 1-inch equals 50 feet, or 1-inch equals 100 feet; Section 22-703.3.E. from providing a natural resource encroachment map;

Mr. Nem agreed that all the waivers read by the solicitor were correct, and he had no more to add. He also agreed that he will provide a \$5,000 contribution in lieu of sidewalks and curbs, and that he will provide a legal description for the lots before the plan is recorded.

2. Zoning district—Sheet 2 indicates that the site is located in the R-2 Residential zoning district. According to the Hulmeville Borough Zoning Ordinance Map, the site is located in the R-1 Residential zoning district. All future submissions should show the site as being located in the R-1 Residential District. Mr. Nem agreed.

3. Public utility connections—Sections 22-611. and 22-613. of the zoning ordinance state the requirements for public water supply and public sanitary sewers, respectively. The locations of the proposed water connections and proposed sewer connections for Lots 1 and 2 should be identified on the site plan. Mr. Nem will comply.

4. Historical Review Board - The Hulmeville Borough Zoning Ordinance Map identifies TMP #16-1-059 to be within the H Historical District. The H Historical District is an overlay district intended to protect the historical areas in Hulmeville. Section 506.2. of the Zoning Ordinance requires all applications in the H Historical District be submitted to the Board of Historical and Architectural Review for review and comments and to comply with the requirements of Chapter 4 of the Hulmeville Borough Code of Ordinances, Part 1 Hulmeville Historical District. Mr. Nem will comply.

5. Sewage facilities—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PDEP) to determine if an Act 537 Planning Module must be submitted for this proposed subdivision. Mr. Nem will comply.

6. Mr. Nem agreed he will comply with all requests made by BCPC, DEP, Fire Marshal Wheeler, HARP and the Borough of Hulmeville.

Motion made by Mr. Mandolesi and seconded by Ms. Coleman to grant the request for a minor subdivision to Mr. Nem for 111 Green Street parcel numbers #16-001-059 and # 16-001-059-001 provided applicant follows all conditions stated above from BCPC and from

Gilmore and Assoc stated at the April 5, 2021 Borough meeting; motion passed with all in favor 6-0-0.

Public Comment:

- Black Property – Kim and Sandy Carroll asked council if there was any update on the Black property development. Mr. Wheeler informed the ladies that the Langhorne Pallet Co has been purchased by the developer and will now be a part of the development plan. The pallet company has six months to move out. Mr. Wheeler expects an updated plan within the next two weeks. Mr. Wheeler did confirm with them that the developer by law will need to control the water run off on the property.
- Soccer Fields – Ms. Slater said the soccer field clean up looked great. She noticed a pile of debris still on the field and wanted to make sure it was not missed. Ed Vile did miss the pile but is aware that it is there and will pick it up. Ms. Slater is hoping the grass cutting service keeps cutting all areas of the field so there is no more issues. Mr. Mandolesi will meet with the Mayor to discuss, and then will set up a time to review the cutting area with Mark Boone. The footbridge railing is also loose. Mr. Wheeler will look at it and determine what needs to be done to secure it. Ms. Boyle suggested reminding all the neighbors who live along the field that they cannot dump leaves, cuttings or other items in the field.
- 335 Main St – Ms. McKairnes asked if anything was being done regarding 335 Main Street. The homeowner is accumulating a tremendous amount of trash on the property including several old cars. Mr. Wheeler did send the homeowner a letter, and he will provide Ms. McKairnes a copy of what was sent.

Nick Toth left meeting

Police Report:

- Police Report - Mayor Mahon read the report for the month of April 2021: 21 Incidents, 1 Accidents, 5 Assists, 1 EMS, 18 Court, 2 Summary Citations, 35 Traffic Citations, 0 Criminal Arrests, 1 Parking and 0 Court for a total hour worked: 253, Total Salary \$6,554.00. Note 4/20/21 all officers attended CPR/First Aid/Narcan training, 4/24/21 the Chief and Sergeant ran the Drug Take Back event at the Borough and 4/25/21 the Chief and Sergeant assisted Pennel police with the 5K run.
- Purchase Requests – The Mayor is recommending that council approve the reimbursement of \$31.79 to the Chief who had to buy a car charger for the laptop. The Mayor also recommended council to approve the spending of no more than \$40 for a bike tire pump for the police bike.

Motion made by Mr. Mandolesi and seconded by Mr. Harris to reimburse Chief Baran for the purchase of a car charger at a cost of \$31.79; motion passed with all in favor 5-0-0.

Motion made by Mr. Harris and seconded by Mr. Mandolesi to allow Chief Baran to purchase a bike pump not to exceed \$40; motion passed with all in favor 5-0-0.

- Watchguard – The Watchguard warranty is due to expire at the end of the month. The warranty covers cost of repairs for 2 body cameras and 1 car camera. Chief Baran recommends renewing the warranty. The annual cost is \$550. Mr. Harris asked if there was any discount for multi-year renewal. Chief Baran will investigate and will report back at the work session.
- Drug Take Back - The Borough collected 18 lbs. of drugs at the Drug Take Back event. Chief Baran believes the collection was affected by the road closure signs that were posted at Trenton and Main. The county collected 9,934 lbs. that day and they had three sites that collected 450 lbs. of syringes. They also distributed 200 Narcan kits and since the start of the collection program Bucks County has collected 162,507 lbs. of drugs. For future events the county is going to provide more signage for the events. Also, PennDel Borough does have a permanent drug drop off box in the lobby of the Borough Hall.
- Updates to Taser Policy – The current taser policy was updated by correcting definitions, grammar & spelling, and the new Taser that Hulmeville Borough Police Officers now carry was added. First, the officers can employ 2 darts that enter the body 12 inches apart. The strength of the taser depends on how much clothing the person is wearing. The more clothing the less effective the taser is. Second, the officer can directly taser a person, which would be used for pain compliance to the area touched. Chief Baran is a taser instructor for the Sheriff’s Department. Chief Baran did have the Hulmeville Police Officers watch the video of the officer who mistook her firearm for a taser. The Hulmeville Police officers discussed the event and for the next fire arms training they will include taser drills as well. Council has requested that with any future update of policies, it would be very helpful if the Chief could show exactly what has been changed. Chief Baran will send council the edited Taser and Use of Force as well as a new policy for intoxicated persons. The Intoxicated Person’s policy is being requested by the County. The District Attorney along with a committee of Bucks County Police Chiefs have issued 15 guidelines for Use of Force that they are asking police departments to put into their procedures. Ms. Coleman confirmed with Chief Baran that the department does have bias training.
- Right to Know Request – Chief Baran has almost completed the Right to Know request from the NAACP. Chief Baran did receive an extension of time to complete the request.

Fire Marshal: no report

Emergency Management Coordinator:

- COVID Guidelines – Fire Marshal Wheeler stated that the guidelines have been changing regarding COVID-19. The governor’s emergency order is due to expire on the 20th.

Water and Sewer:

- 307 Main Street Sewer Connection – The homeowner at 307 Main Street was able to connect to the sewer line before PennDOT started the repaving project on Main Street.

- Manhole Repairs – Mr. Ludwig and Carroll Engineers are meeting with PennDOT tomorrow to go over the manhole repairs on Main Street that need to be completed before the road is paved.

Borough Property:

- Heat/Air Maintenance Contract – Mr. Mandolesi confirmed with Ms. McKairnes to hold off on renewing the contract with Camel Cooling. Mr. Mandolesi feels the price is too high. Mr. Edge will stop by tomorrow and see if Michalski Heating and Air has the drafted proposal for a service contract. Mr. Mandolesi is waiting on that proposal before making any decisions.
- Ladies Room Faucet – Mr. Mandolesi needs to order a new battery for the ladies' room faucet.

Trash:

- Complaints – Mr. Edge stated that he has received a few trash collection complaints. He told the residents to contact the Borough regarding their concerns.

Lights:

- Light at Hulme and Water – Mr. Mandolesi noticed the street light across from the Hulmeville Inn at Hulme St was on during the day. This is usually a sign that the light is not working properly. He will investigate further.

Streets:

- Main St – PennDOT started the resurfacing project on Main St.

Personnel:

- Borough Manager Position – The personnel committee will meet to discuss the Borough Manager job description on Thursday May 13, 2021 at 7:00 pm via Zoom.

Zoning:

- Black Property – Mr. Wheeler anticipates a new plan for the Black property within the next two weeks.

Finance:

- First Quarter Details – Mr. Harris emailed Mr. Wheeler and Ms. Coleman the first quarter details for the 2021 budget to actual.

MS4:

- Plant give-a-way – The Mayor is looking for volunteers to assist with the plant give-a-way.
- Summer newsletter is in the organizing stage. Please forward any updated information or items of interest to Mayor Mahon by June 5th, 2021.

TMDL / BMP's: Permit years 2018-2022 – DEP will be doing their permit inspections. Samantha Brinker from Gilmore and Associates will keep us informed of that inspection. Due to Covid-19, this has been postponed.

- TMDL No1: encouraged riparian forest buffers for all residents along the creek
- TMDL No 2: conduct site inspections to encourage storm water control measures
- TMDL No 3: installation of 2 deciduous trees in open space or within the borough proper
- TMDL No 4: reduce infiltration
- TMDL No 5: modify basins for increased infiltration reduction
- TMDL No 7: encouraged home owners to install rain barrels
- TMDL No 8: additional provisions:
 - Continued with the 4 leaf pick-ups through the fall/winter season
 - Sump Pump inspection enforcement
 - Decide on sediment reduction project
 - Lawn and garden pick up 4/1-12/1 weekly

Floodplain: no report

Storm Water:

- Updated Data Base – Mayor Mahon appreciates any updates and contact information for new residents that have moved into our town in that storm water affects all residents and not just those who live in floodplain.

Mayor:

- Plant give-a-way – There will be a plant give-a-way on Saturday, May 15, 12: noon William Penn parking lot
- Memorial Day Parade – The Memorial Day Parade will be held on May 29th 9 am Parade, 2 pm memorial service and 3 pm picnic
- Playground clean-up – The next playground cleanup day will be held on Saturday, June 19, 12: noon
- 150th Committee Meeting – The next 150th Committee Meeting will be held on Wednesday May 5, 2021 at 7:30 pm via ZOOM. The meeting ID will be sent out tomorrow.

Solicitor Report:

- Property Maintenance Ordinance 2018 – The committee should have the ordinance circulated to council for adoption at the June meeting.

- Meetings – Mr. DeBias is anticipating in person meetings starting in June.

Treasurer’s Report: Treasurer’s Report for May 3, 2021 was made available for inspection:

• General Fund Checking Balance as of April 1, 2021:	\$ 201,026.42
Expenses Totaled:	\$ -26,053.47
Income Totaled:	\$ <u>189,925.81</u>
General Fund Checking Balance as April 30, 2021:	\$ 364,898.76
• Sewer Fund Checking Balance as of April 1, 2021:	\$ 23,174.40
Expenses Totaled:	\$ -19,857.57
Income Totaled:	\$ <u>40,318.93</u>
Sewer Fund Checking Balance as of April 30, 2021:	\$ 43,635.76
• Sewer Fund PLGIT Balance as of April 1, 2021:	\$ 227,759.34
Interest	\$ <u>2.08</u>
Sewer Fund PLGIT Balance as of April 30, 2021:	\$ 227,761.42
• Highway Aid PLGIT Balance as of April 1, 2021:	\$ 72,505.42
Interest	\$.66
Deposit	\$ 0
Expenses	\$ <u>-348.39</u>
Highway Aid PLGIT Balance as of April 30, 2021:	\$ 72,157.69
• General Fund PLGIT Balance as of April 1, 2021:	\$ 515,764.18
Interest	\$ 4.58
Deposits	\$ 28,840.99
Expenses Total:	\$ <u>-31,546.00</u>
General Fund PLGIT Balance as of April 30, 2021:	\$ 513,063.75

Bills: A copy of the bill list dated May 3, 2021 was provided to Council and offered for review by the public. One bill was held: Watchguard Video for \$550. Ms. McKairnes is waiting for a bill from State Workers Compensation. She anticipates it will be increasing but it will need to be paid before the next meeting. Mr. DeBias stated it was a reoccurring bill so she can pay it.

• General Fund beginning balance as of May 3, 2021:	\$ 364,703.01
ending balance as of May 28, 2021:	\$ 188,386.37
• Sewer & Water beginning balance as of April 30, 2021:	\$ 45,150.18
ending balance as of May 7, 2021:	\$ 13,675.73
• Highway Aid PLGIT Balance as of May 3, 2021:	\$ 72,143.53

A motion made by Mr. Mandolesi seconded by Mr. Harris and carried unanimously to approve the bill list dated March 1, 2021; Motion carries 5-0-0.

Judy Coleman left at 9:05 pm

Correspondence: none

New Business: none to report

Old Business:

- Camera and Locks – Vector came in with the lowest bid. ADT was close; however, they have a monthly fee that Vector does not have. The committee needs to decide on the resolution of each camera. The exterior cameras seem to need a higher resolution than the interior camera. The committee is also considering adding two cameras to the back of the garage to have a better view of the soccer fields. The access locking system is simple and straight forward. The committee is recommending to install a Knox box at a cost of \$500 at Borough Hall that will hold a set of keys in case of loss of power. The committee will meet to finalize the cameras as well as the property maintenance on Thursday at 7 pm.
- Borough Manager Guidelines – Mr. Harris, Ms. Coleman and Mr. Mandolesi will meet via Zoom on May 13th at 7 pm to review the Borough Manager Guidelines.
- Shred Event – Mr. Mandolesi stated 450 cars came to Tina Davis’s shred event. He also wanted to thank Brian Allen of Tina Davis’s office for expediting the paperwork for 111 Green Street to BCPC so that it could be completed in time for tonight’s meeting.

The meeting was adjourned at 9:25 pm; motion made by Mr. Wheeler seconded by Mr. Harris.

Respectfully Submitted

Dorothy Omietanski,
Hulmeville Borough Secretary